

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
E/S Timber View Way, 216' S of
the c/l of Timber Knoll Road * ZONING COMMISSIONER
(3803 Timber View Way)
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 91-21-A
George Macdonald, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a property line setback of 38 feet in lieu of the minimum required 50 feet and an amendment to the last approved partial development plan of Worthington Hillside II, Section I, for a proposed two-story addition in accordance with Petitioner's Exhibit 1.

The Petitioners originally filed their Petition through the Administrative Variance process. Due to the size of the proposed addition, the Zoning Commissioner requested a public hearing be held to determine the appropriateness of the request.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 3803 Timber View Way, consists of 1.181 acres zoned R.C. 5 and is improved with a single family dwelling and in-ground swimming pool. The Petitioners are desirous of constructing a 12' x 18' addition to the existing dwelling, with an approximate 18-foot height. Testimony indicated the proposed addition will provide a private room for Petitioner's mother-in-law, who visits frequently, and a work/study room for his wife and school-age children. Petitioners testified that due to the layout of the existing dwelling, its location on the land, and the existence of the swimming pool in the rear yard, the relief requested is necessary in order to build the

addition. Testimony indicated the variance requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of December, 1990 that the Petition for Zoning Variance to permit a property line setback of 38 feet in lieu of the required minimum of 50 feet and an amendment to the last approved partial development plan of Worthington Hillside II, Section I, for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return,

and be responsible for returning, said property to its original condition.

2) Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. The addition shall contain no kitchen facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JRH:bjs

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 12/18/90
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 18, 1990

Mr. & Mrs. George Macdonald
3803 Timber View Way
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
E/S Timber View Way, 216' S of the c/l of Timber Knoll Road
(3803 Timber View Way)
4th Election District - 3rd Councilmanic District
George Macdonald, et ux - Petitioners
Case No. 91-21-A

Dear Mr. & Mrs. Macdonald:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

91-21-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1A04.3.B.3. To permit a 38 ft. property line setback in lieu of the minimum

50 ft. and an amendment to the last approved partial development plan of

Worthington Hillside II, Section I.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (Indicate hardship or practical difficulty): My 9 year old daughter, 6 year old son, and my wife, a graduate student at Univ. of Maryland School of Nursing, do not have adequate space in which to study and do homework. Also, my mother, who is in her seventies, visits frequently and needs a private room to ensure her and my children's privacy. Since the house was built close to the setback line, and we can't expand in the back due to the pool, a 12' x 18' variance on the side is needed. Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

George Macdonald

Signature

George Macdonald

Signature

George Macdonald

Signature

George Macdonald

Signature

George Macdonald

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George Macdonald

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George Macdonald

Signature

George Macdonald

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-21-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently or upon settlement will reside at 3803 Timber View Way, Reisterstown, Md. 21136 (Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

My children and wife do not have adequate space to study and do homework. My mother visits frequently from New York and needs a private room. Since the house was built too close to the setback line and we can't expand in the back due to the pool, a 12' x 18' variance on the side is needed.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

George Macdonald
AFFILIANT (Handwritten Signature)
George Macdonald
AFFILIANT (Printed Name)

Linda Macdonald
AFFILIANT (Handwritten Signature)
Linda Macdonald
AFFILIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of July, 1990, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared

George Macdonald & Linda Macdonald

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

[Signature]
DATE: July 13, 1990

[Signature]
My Commission Expires: May 3, 1992

7/11/90

George and Linda Macdonald
3803 Timber View Way
Reisterstown, MD 21136

RE: THE DESCRIPTION

ZONING DESCRIPTION

Beginning at a point on the east side of Timber View Way, which is 133.83 feet wide at the distance of 216 feet south of the centerline of the nearest improved intersecting street, Timber Knoll Road, which is 50 feet wide. *Being Lot # 7, shown on the plat entitled, "Worthington Hillside II, Section One", as recorded in Baltimore County Plat Book E.H.K., Jr., No. 52, folio 83, containing 48,234 square feet or 1.181 acres. Also known as 3803 Timber View Way, Reisterstown, Md. 21136 and located in the 4th Election District.

91-21-A

14

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-21-A

District: 4th Date of Posting: October 3, 1990

Posted for: Variance

Petitioner: George Macdonald, et ux

Location of property: E/S Timber View Way, 216' S of c/l of Timber Knoll Road, 3803 Timber View Way

Location of Signs: In front of 3803 Timber View Way

Remarks: [Signature]

Posted by: [Signature] Date of return: October 5, 1990

Number of Signs: 1



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt

N: 2948

Date: 7/13/90 H9100014

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$35.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$25.00
LAST NAME OF OWNER: MACDONALD	TOTAL:	\$60.00

0440+001171CHFC
BA 0012:26PH07-13-90

\$60.00

Cashier Validation:

Please make checks payable to: Baltimore County

mk - 7/12/90
SJS post date - 8/1/90
By [Signature]

ORDER RECEIVED
By [Signature]

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-5-90

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27-1990

THE JEFFERSONIAN.

S. Zafe Orlan

Publisher

\$ 42.70

CERTIFICATE OF PUBLICATION

Pikesville, Md., 9/26-19-90

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 27th day of Sept 19 90 the first publication appearing on the 26th day of Sept 19 90 the second publication appearing on the 27th day of Sept 19 90 the third publication appearing on the 28th day of Sept 19 90

THE NORTHWEST STAR

Manager Jon Beck

Cost of Advertisement \$32

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th Date of Posting: July 24, 1990
 Posted for: Residential Variance
 Petitioner: George Macdonald, et ux
 Location of property: E/S Timber View Way, 216' S of 4th of Timber Knoll Road, 3803 Timber View Way
 Location of Sign: In front of 3803 Timber View Way
 Remarks: S.J. Arata
 Posted by: S.J. Arata
 Number of Signs: 1
 Date of return: July 27, 1990

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

Account: R 001-6150

Number No 3986

Date

11/28/90

M9100469

PUBLIC HEARING FEES QTY PRICE
 080 -POSTING SIGNS / ADVERTISING 1 X \$99.70
 TOTAL: \$99.70

LAST NAME OF OWNER: MACDONALD

0440400058MCHRC
 BA C009:08AM11-29-90

\$99.70

Cashier Validation:

Please make checks payable to:

Baltimore County

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

DATE 10-17-90

Mr. & Mrs. George Macdonald
 3803 Timber View Way
 Reisterstown, Maryland 21136

Re: Petition for Zoning Variance
 CASE NUMBER: 91-21-A
 E/S Timber View Way, 216' S of Timber Knoll Road
 3803 Timber View Way
 4th Election District - 3rd Councilmanic
 Petitioner(s): George Macdonald, et ux
 HEARING: THURSDAY, NOVEMBER 29, 1990 at 9:30 a.m.

Dear Petitioners:

Please be advised that \$ 99.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE UNDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
 ZONING COMMISSIONER

JRH:gs

HOUSE

al 1 and 2 bedroom
 ose. All have carpet,
 at controls. Quiet,
 venient location at
 stown Rd. Close to
 From \$550 Mo. plus

2 to inspect.
 y, Inc., 752-6400

AUTOMOTIVE

WILL BUY CARS - Any condition
 Call before you trade: 853-1744 or
 876-6315.

WE BUY most junk cars and trucks.
 876-7224.

Meetings

The Baltimore Chapter of the
 American Society of Women
 Accountants will hold its
 monthly dinner meeting on
 Thurs., Sept. 27 at 6:30 p.m. at
 the Pikesville Holiday Inn. For
 reservations or more information
 concerning the Baltimore
 Chapter, contact Jane C. Crouch
 at 752-5244.

Find Us - We're Worth It
 Mon-Fri, 10-6 Sat. 12-5
 922-3683
 EHO

LEGAL NOTICE

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 91-21-A

Petition for Zoning Variance

E/S Timber View Way, 216' S of Timber Knoll Road
 3803 Timber View Way
 4th Election District - 3rd Councilmanic
 Petitioner(s): George Macdonald, et ux
 HEARING: TUESDAY, OCTOBER 23, 1990 at 2:00 p.m.

Variance to permit a 38 ft. property line setback in lieu of the minimum 50 ft. and an amendment to last approved partial development plan of Worthington Hillside II, Section I.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County

LEGAL NOTICE

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204

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J. ROBERT HAINES
 Zoning Commissioner of Baltimore County

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

September 6, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
 CASE NUMBER: 91-21-A
 E/S Timber View Way, 216' S of Timber Knoll Road
 3803 Timber View Way
 4th Election District - 3rd Councilmanic
 Petitioner(s): George Macdonald, et ux
 HEARING: TUESDAY, OCTOBER 23, 1990 at 2:00 p.m.

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J. Robert Haines

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. Macdonald

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

July 31, 1990

Mr. & Mrs. George Macdonald
 3803 Timber View Way
 Baltimore, MD 21136

RE: Item No. 14, Case No. 91-21-A
 Petitioner: George Macdonald, et ux
 Petition for Residential Variance

Dear Mr. & Mrs. Macdonald:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

Your petition has been received and accepted for filing this 13th day of July, 1990.

J. Robert Haines

J. ROBERT HAINES
 ZONING COMMISSIONER

Received By:

JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

Petitioner: George Macdonald, et ux

Petitioner's Attorney:

Baltimore County
 Fire Department
 700 East Joppa Road, Suite 901
 Towson, Maryland 21204-5500
 (301) 887-4500

Paul H. Reincke
 Chief

JULY 20, 1990

J. Robert Haines
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, MD 21204

RE: Property Owner: GEORGE MACDONALD
 Location: 3803 TIMBER VIEW WAY
 Item No.: *14 Zoning Agenda: JULY 31, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

REVIEWER: Capt. W. E. Kelly, Jr. Approved: Capt. W. E. Brady
 Planning Group Fire Prevention Bureau
 Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
JULY 20, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 14
PROPERTY OWNER: George Macdonald, et ux
LOCATION: E/S Timber View Way, 216' S centerline of Timber Knoll Road (#3803 Timber View Way)
ELECTION DISTRICT: 4th
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS. SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER - NO OTHER COMMENT AT THIS TIME

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

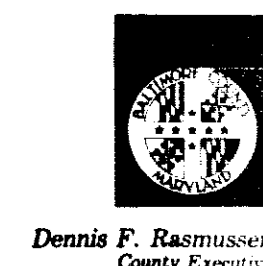
THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

JUL 24 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 12, 1990



NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-21-A
PETITIONER(S): George Macdonald, et ux
LOCATION: E/S Timber View Way, 216' S c/l Timber Knoll 3803 Timber View Way

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

THURSDAY, NOVEMBER 29, 1990 at 9:30 a.m.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. Robert Haines

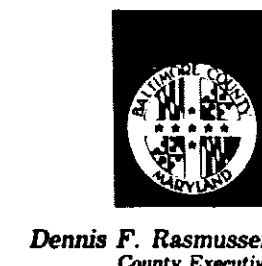
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JRH:gs
cc: George Macdonald, et ux

CASE POSTPONED--STICKER WITH NEW DATE PLACED ON SIGN ON 10/15/90.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 17, 1990



Mr. & Mrs. George Macdonald
3803 Timber View Way
Reisterstown, Maryland 21136

Re: CASE NUMBER: 91-21-A
ITEM NUMBER: 14
LOCATION: 3803 Timber View Way

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 1, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is August 16, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

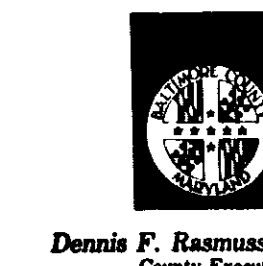
3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
G. G. Stephens
(301) 887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 23, 1990



Mr. & Mrs. George Macdonald
3803 Timber View Way
Reisterstown, Maryland 21136

Re: CASE NUMBER: 91-21-A
LOCATION: 3803 Timber View Way

Dear Petitioner:

By Order of the Zoning Commissioner's Office, dated August 23, 1990, this matter can not be decided through the administrative process and must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to re-post the property and run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

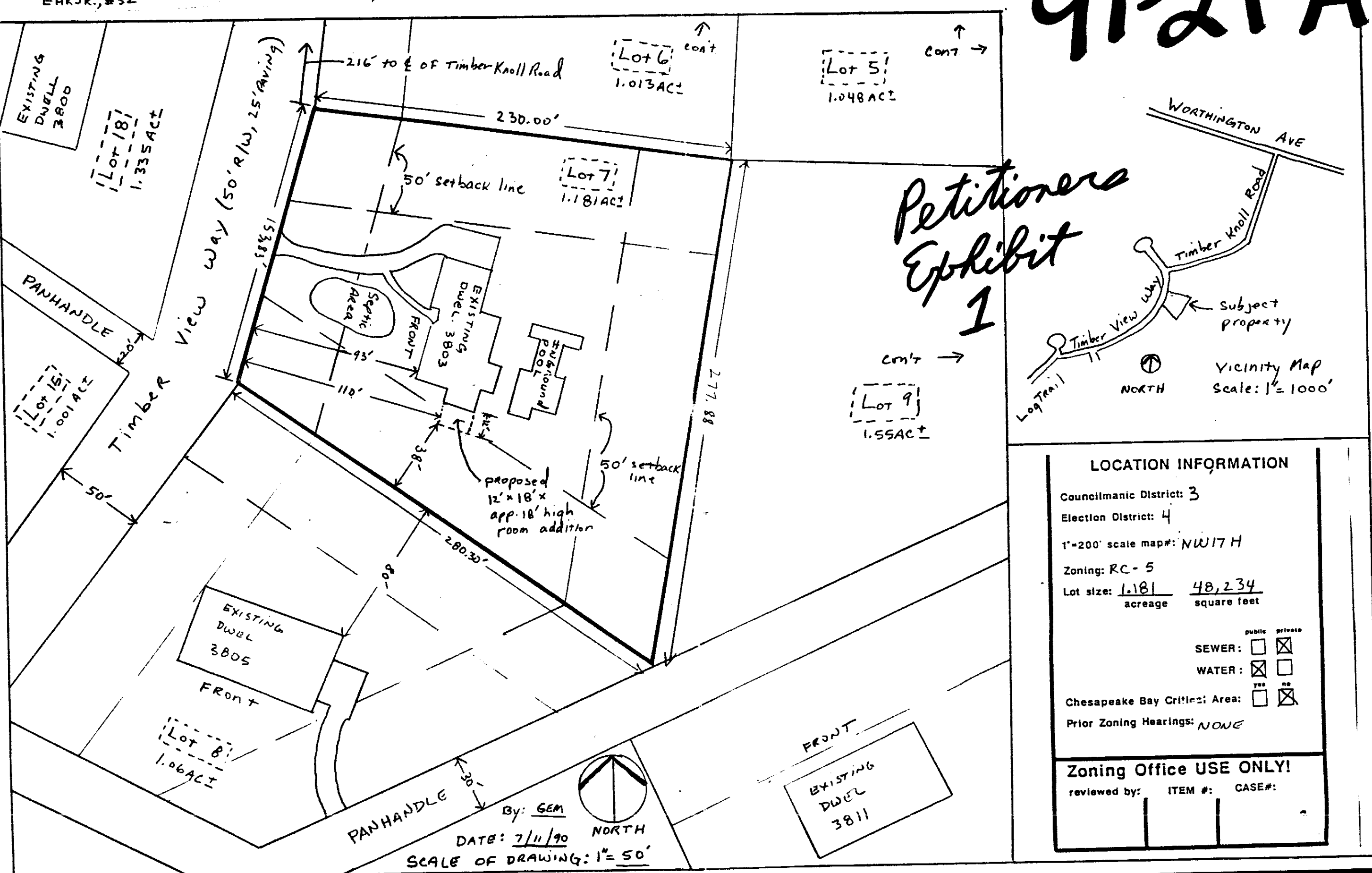
If you have any questions, please do not hesitate to contact this office.

Very truly yours,

G. G. Stephens
(301) 887-3391

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 3803 Timber View Way
Subdivision name: Worthington Hillside II, Section One
plat book 23, lot 7, section 1
OWNER: George Macdonald, et ux



91-21-A

Petitioner's Exhibit 1

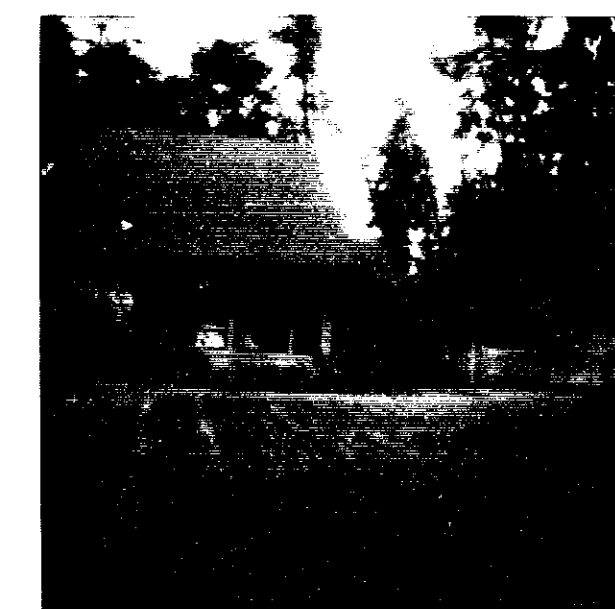


LOCATION INFORMATION

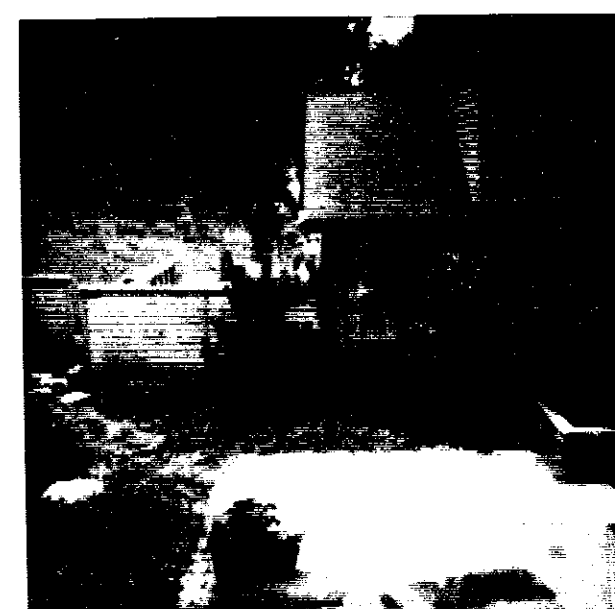
Councilmanic District: 3
Election District: 4
1"=200' scale map: NW17 H
Zoning: RC-5
Lot size: 1.181 acreage
48,234 square feet
SEWER: ☒ WATER: ☒ CHESAPEAKE BAY CRITERIA: AREA: ☒ PRIOR ZONING HEARINGS: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

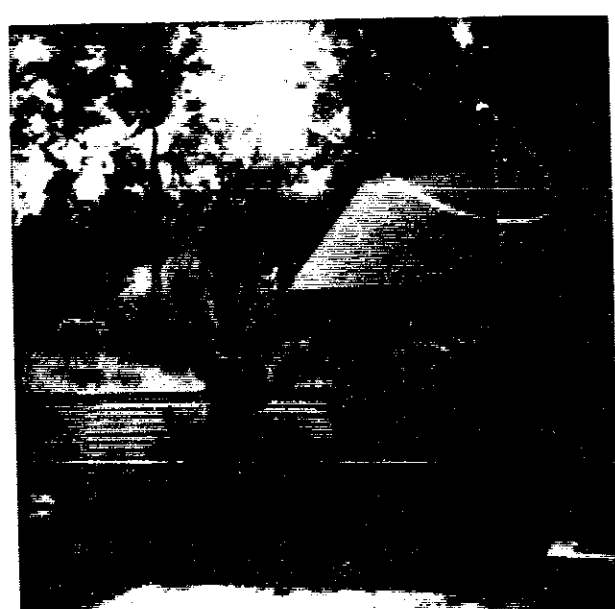


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Petitioner's Exhibit 2



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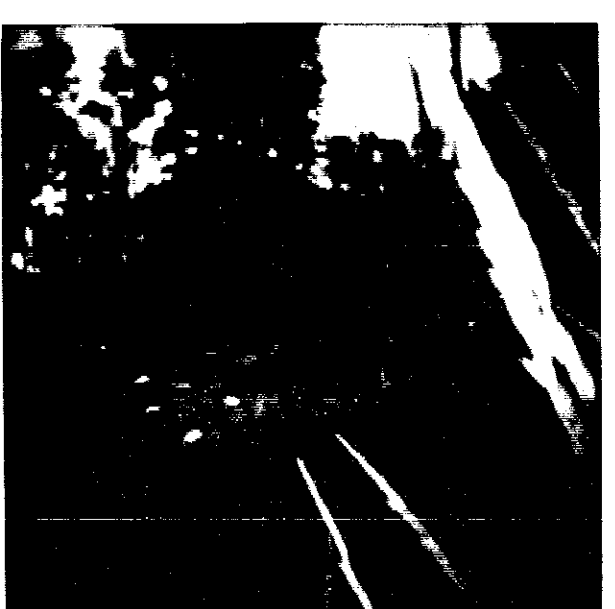


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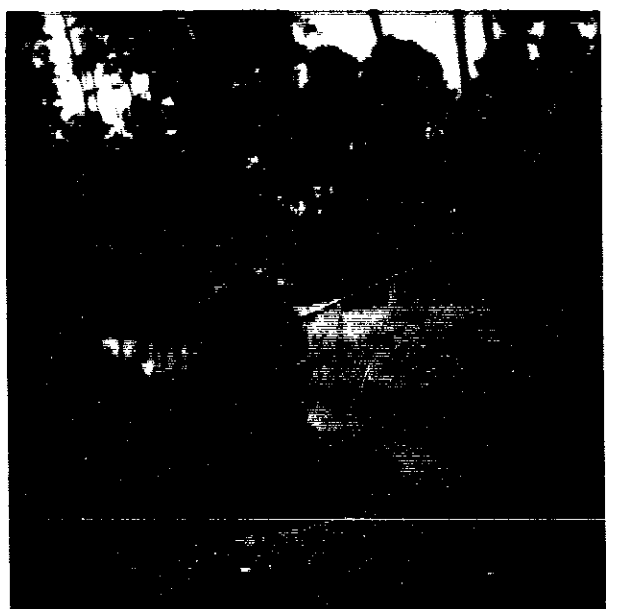


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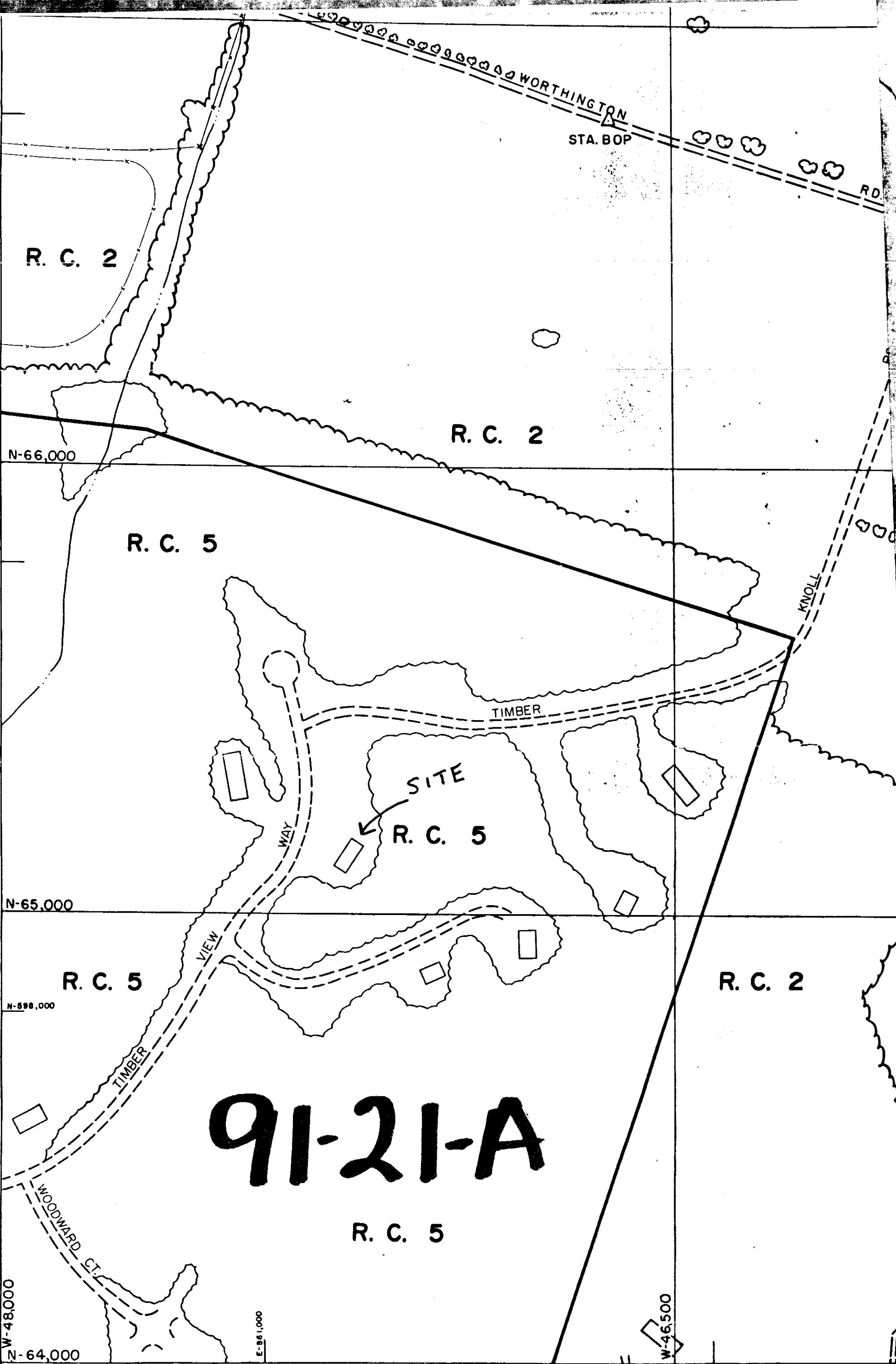
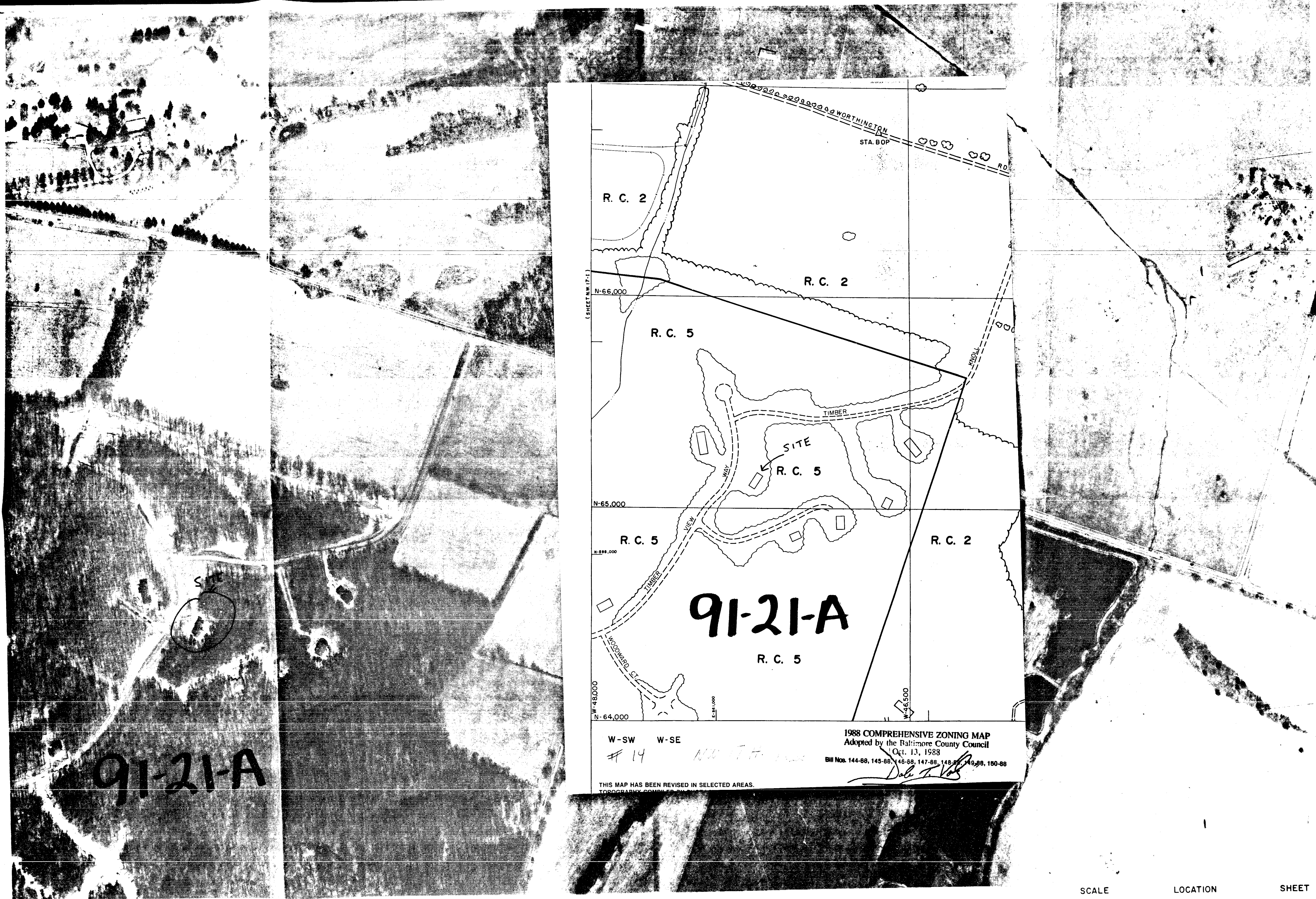
Petitioner's Exhibit 3



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W-SW W-SE
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1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
B/C Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTH OF BELMONT TRACK	N.W. 17-H
DATE OF PHOTOGRAPHY JANUARY 1986		